

**1 The Esplanade, Oak Flats, NSW, 2529**



**House For Sale**

Tuesday, 14 January 2025

**1 The Esplanade, Oak Flats, NSW, 2529**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Envy This - Waterfront Bliss

Auction dates forthcoming - To be released soon IF NOT SOLD PRIOR.

Fielding all interest with an AUCTION GUIDE of \$1,380,000.00

Set directly on the Lake's edge with no neighbour rear nor adjacent, capturing uninterrupted north facing sun drenched water views. This architecturally designed family-sized Torrens Titled duplex sits on 320m<sup>2</sup> level block, offering the finest of water reserve living, showcasing direct watercraft launch spot and beautiful water's edge cycleways at your very own back door.

Surrounded by landscaped gardens and adjacent to a peaceful reserve, the home's thoughtful design and central location make it perfect for families, investors, and those seeking a relaxed lakeside holiday home without the traditional waterfront price tag.

An inspection will reveal:

x4 bedrooms, including a private light filled master suite with stunning vaulted ceilings, private balcony, walk-in robe, and well-appointed ensuite

Sure to impress all, the bright, open plan living and dining area boasts vaulted ceilings, feature timber flooring and a cosy fireplace, flowing seamlessly out to the covered entertaining balcony via large glass sliding doors creating an inviting indoor/outdoor space with breathtaking lake & escarpment views.

Sleek modern kitchen also captures water views, features quality appliances, stone benchtops with breakfast bar, ample cupboard space and loads of natural light.

With two bathrooms throughout conveniently placed within the floor plan, one on the ground floor and one on the first floor + 3rd WC. Making the floorplan ideal for teenagers or elderly guests to have their very own bedroom, bathroom and living quarter all on the ground floor.

Offering loads of storage for cars and water hobbies within the oversized double garage featuring internal access and remote-control entry.

At rear, this property separates itself from the rest of the market as you step outside and live the dream. With a ground floor private timber deck, spacious level grass yard and manicured gardens, sizeable garden shed all opening out to the water's edge.

The real heart of the home is the picture-perfect alfresco area where you will be the envy of all your friends, as you host BBQs, beers, and unforgettable nights with friends. This is lakeside living at its best keeping the waterfront dream alive for the everyday family with an achievable price point.

Endorsing a lifestyle of kayaking, swimming, and fishing at your very own doorstep, all within minutes from schools, major Stockland shopping centre, pristine beaches and local parks.

Waterfronts are rare, particularly on this stretch of lake however always remember "Opportunities are never lost; someone will always take the ones you miss!"